



33-34 HIGH STREET & 67-69 CALTHORPE STREET, BANBURY, OXFORDSHIRE OX16 5EX

RETAIL INVESTMENT PREMISES FOR SALE

- Gross income £35,200
- Gross initial yield 6.5%
- Potential residential use on the first floor (STP)
- EPC Rating B-C.

FOR SALE £499,995 | 277 sq m (2,976 sq ft)

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BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Banbury is the main North Oxfordshire centre for commerce and industry benefitting from excellent communication links via Junction 11 of the London to Birmingham M40 Motorway. Rail link London Marylebone provides a journey time of 53 minutes. Banbury has a current population of 54,000 and a catchment area of 256,000 living within a 30 minute drive.

Calthorpe Street is located off the main High Street which provides the main throughfare for traffic flowing around the town centre. The property can be accessed by two main entrance doors one leading from High Street and one leading from Calthorpe Street, there is also a separate personnel access door off Calthorpe Street.

DESCRIPTION

33-34 High Street & 67-69 Calthorpe Street is well located in the heart of Banbury Town Centre. 67-69 Calthorpe Street was formerly occupied by Pizza Hut but the property is now let as a whole to Food Plus (an International Supermarket) which is accessed off the main High Street. The first floor comprises office and storage areas with wc's. There is potential for conversion to residential use (STP). The property has the following features:

- Dual frontage and access
- Open plan retail space
- Former takeaway premises
- Potential for alternative uses
- Income generating investments

ACCOMMODATION

The property comprises 2 ground floor retail areas, stairs leading to first floor office and storage areas with wc's. The property has the following (approximate) net internal floor areas taken from VOA:

33-34 High Street	m ²	ft ²
Ground floor	160.30	1,725
First floor	6.30	68
67-69 Calthorpe Street		
Ground floor	55.30	595
First floor	55.10	588

SERVICES

Mains water, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates is the responsibility of the occupier/tenant. The Rateable Value of 33-34 High Street is £23,000; the Rateable Value of 67 Calthorpe Street is £16,750.

EPC RATING

The property has an EPC rating of B-C.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 17-Apr-24.

TERMS & INCOME

The gross total income as at the date of the particulars is £35,200 per annum. The freehold is available for sale with a guide price of £499,995.

The premises is let via two leases for each element of the building albeit to the same party. Copies of the leases and other information will be made available to seriously interested parties on a confidential basis subject to initial verification.

VAT

It is understood that VAT is applicable.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

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